

127.0

0001

0019.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 907,000 /

USE VALUE: 907,000 /

ASSESSED: 907,000 /

Total Card /

Total Parcel

907,000

907,000

907,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-28A	ALBERMARLE ST, ARLINGTON

OWNERSHIP

Owner 1:	HARRISON ERIC M/ELIZABETH A				
Owner 2:					
Owner 3:					
Street 1:	28 ALBERMARLE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	SARJEANT JOAN L -		
Owner 2:	-		
Street 1:	28 ALBEMARLE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 2,627 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2868 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2627		Sq. Ft.	Site		0	70.	1.90	8									349,167						349,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2627.000	557,800		349,200	907,000
Total Card	0.060	557,800		349,200	907,000
Total Parcel	0.060	557,800		349,200	907,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	316.25	/Parcel:	316.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	557,800	0	2,627.	349,200	907,000	907,000	Year End Roll	12/18/2019
2019	104	FV	407,600	0	2,627.	349,200	756,800	756,800	Year End Roll	1/3/2019
2018	104	FV	379,500	0	2,627.	309,300	688,800	688,800	Year End Roll	12/20/2017
2017	104	FV	355,800	0	2,627.	259,400	615,200	615,200	Year End Roll	1/3/2017
2016	104	FV	355,800	0	2,627.	259,400	615,200	615,200	Year End	1/4/2016
2015	104	FV	317,000	0	2,627.	224,500	541,500	541,500	Year End Roll	12/11/2014
2014	104	FV	317,000	0	2,627.	217,000	534,000	534,000	Year End Roll	12/16/2013
2013	104	FV	295,000	0	2,627.	206,500	501,500	501,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARJEANT JOAN L	40139-6		7/25/2003	Mult Lots	532,500	No	No		
MERRIAM HENRY F	38051-411		2/21/2003	Family		1	No	No	
	19799-186		5/1/1989			1	No	No	A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARJEANT JOAN L	40139-6		7/25/2003	Mult Lots	532,500	No	No		
MERRIAM HENRY F	38051-411		2/21/2003	Family		1	No	No	
	19799-186		5/1/1989			1	No	No	A

PAT ACCT.

Date	Result	By	Name
10/6/2020	Mail Update	MM	Mary M
5/19/2018	MEAS&NOTICE	HS	Hanne S
1/7/2013	Info Fm Prmt	BR	B Rossignol
10/27/2008	Meas/Inspect	189	PATRIOT
11/6/2003	MLS	HC	Helen Chinal
2/5/2000	Inspected	264	PATRIOT
11/29/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2018	1195	Porch	23,900	C				
7/13/2017	788	Redo Kit	71,866	C				
7/24/2012	924	Dormers	73,000					30 ft dormer on ri
7/8/1993	310	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2020	Mail Update	MM	Mary M
5/19/2018	MEAS&NOTICE	HS	Hanne S
1/7/2013	Info Fm Prmt	BR	B Rossignol
10/27/2008	Meas/Inspect	189	PATRIOT
11/6/2003	MLS	HC	Helen Chinal
2/5/2000	Inspected	264	PATRIOT
11/29/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

